

United States Bankruptcy Court District of New Jersey				Voluntary Petition	
Name of Debtor (if individual, enter Last, First, Middle): Nassau Tower Realty, LLC			Name of Joint Debtor (Spouse) (Last, First, Middle):		
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):			All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):		
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) /Complete EIN (if more than one, state all): 22-3781916			Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) /Complete EIN (if more than one, state all):		
Street Address of Debtor (No. & Street, City, State & Zip Code): 619 Alexander Road Princeton, NJ			Street Address of Joint Debtor (No. & Street, City, State & Zip Code):		
ZIPCODE 08540			ZIPCODE		
County of Residence or of the Principal Place of Business: Mercer			County of Residence or of the Principal Place of Business:		
Mailing Address of Debtor (if different from street address)			Mailing Address of Joint Debtor (if different from street address):		
ZIPCODE			ZIPCODE		
Location of Principal Assets of Business Debtor (if different from street address above):					
ZIPCODE					
Type of Debtor (Form of Organization) (Check one box.) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) <hr/> Chapter 15 Debtor Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:		Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other <hr/> Tax-Exempt Entity (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <div style="display: inline-block; width: 45%; vertical-align: top;"> <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding </div> <hr/> Nature of Debts (Check one box.) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or house- hold purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.	
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (<i>amount subject to adjustment on 4/01/16 and every three years thereafter</i>). ----- Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).			
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.					THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input type="checkbox"/> 1-49 <input checked="" type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000					
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input checked="" type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion					
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input checked="" type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion					

Voluntary Petition (This page must be completed and filed in every case)		Name of Debtor(s): Nassau Tower Realty, LLC	
All Prior Bankruptcy Case Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed: None		Case Number:	Date Filed:
Location Where Filed:		Case Number:	Date Filed:
Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: None		Case Number:	Date Filed:
District:		Relationship:	Judge:
Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b). X _____ Signature of Attorney for Debtor(s) Date	
Exhibit C Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No			
Exhibit D (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached a made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box.) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.) <input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) _____ (Name of landlord that obtained judgment) _____ (Address of landlord) <input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Nassau Tower Realty, LLC

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only **one** box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.

☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Attorney*

X /s/ Paul J. Maselli, Esquire
Signature of Attorney for Debtor(s)

Paul J. Maselli, Esquire
Maselli Warren, PC
600 Alexander Road
Princeton, NJ 08540
(609) 452-8411 Fax: (609) 452-8422
pmaselli@maselliwarren.com

July 9, 2013
Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Louis Mercatanti
Signature of Authorized Individual

Louis Mercatanti
Printed Name of Authorized Individual

Officer Of Nassau Holdings, Inc.
Title of Authorized Individual

July 9, 2013
Date

Signature of Non-Attorney Petition Preparer

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; 2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); and 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X _____
Signature

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

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United States Bankruptcy Court
District of New Jersey

IN RE:

Case No. _____

Nassau Tower Realty, LLC

Chapter 11

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

(1) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, government contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim (if secured also state value of security)
Fox Rothschild, LLP PO Box 5231 Princeton, NJ 08540				242,642.00
Second Goodier 2330 West Joppa Road Lutherville, MD 21093				240,000.00
The Elm Group, Inc. 345 Wall St. Princeton, NJ 08540				71,372.63
Crow & Associates 100 Canal Point Blvd, Suite 214 Princeton, NJ 08540				20,441.36
140-144 Nassau St Condo Association 619 Alexander Road Princeton, NJ 08540				16,756.00
Global Signal Acquisitions, LLC PO Box 403541 Atlanta, GA 30384				6,300.00
Treasurer - State of New Jersey PO Box 417 Trenton, NJ 08646-0417				4,349.50
Samuel Stoth2Off Co.,Inc. PO Box 306 Flemington, NJ 08822-306				3,624.00
Ray's HVAC Service Corp PO Box 1241 Newtown, PA 18940-1241				3,432.00
Jersey Coast Appliance 18 Rt 537 East Toms River, NJ 08753				3,000.23
Larsen Plumbing and Heating, LLC 41 Grand Ave Toms River, NJ 08753				2,600.00
Knox Hill Townhomes Condo Association PO Box 374 Eatontown, NJ 07724				2,370.00
Barlo & Associates, LLC 92 Mantoloking Rd. Brick, NJ 08723				2,250.00
InTouch America PO Box 571207 Tarzana, CA 91357				1,711.45

Air Consulting Services, LLC 301 East Ward St. Hightstown, NJ 08520	1,580.00
Amy Greene Environmental 18 Commerce St Plaza Flemington, NJ 08822	1,500.00
Jersey Central Power and Light PO Box 3687 Akron, OH 44309-3687	1,387.64
Scott's Lawn Care, LLC PO Box 463 Point Pleasant, NJ 08742	1,016.50
R.C. Burdick, P.E., P.C 1023 Ocean Rd. Point Pleasant, NJ 08742	960.00
Timothy R. Smith, Esq. 619 Alexander Road Princeton, NJ 08540	917.00

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, [the president *or* other officer *or* an authorized agent of the corporation][*or* a member *or* an authorized agent of the partnership] named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: July 9, 2013 Signature: /s/ Louis Mercatanti

Louis Mercatanti, Officer Of Nassau Holdings, Inc.

(Print Name and Title)

Document Page 6 of 13
United States Bankruptcy Court
District of New Jersey

IN RE:

Case No. _____

Nassau Tower Realty, LLC

Chapter 11

Debtor(s)

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) hereby verify(ies) that the attached matrix listing creditors is true to the best of my(our) knowledge.

Date: July 9, 2013

Signature: /s/ Louis Mercatanti

Louis Mercatanti, Officer Of Nassau Holdings, Inc.

Debtor

Date: _____

Signature: _____

Joint Debtor, if any

140-144 Nassau St Condo Association
619 Alexander Road
Princeton, NJ 08540

Air Consulting Services, LLC
301 East Ward St.
Hightstown, NJ 08520

Alberto Zepeda
160 Sawmill Rd
Brick, NJ 08724

Amy Greene Environmental
18 Commerce St Plaza
Flemington, NJ 08822

Antietam School District
PO Box 4514
Lancaster, PA 17604-4514

Barlo & Associates, LLC
92 Mantoloking Rd.
Brick, NJ 08723

Berkeley Township
PO Box B
Bayville, NJ 08721-0287

Berkeley Township MUA
42 Station Rd.
Bayville, NJ 08721

Berkeley Township Sewage Authority
PO Box B
Bayville, NJ 08721-0287

Borough of Mantoloking
PO Box 247
Mantoloking, NJ 08738

Borough of Point Pleasant
2233 Bridge Ave
Point Pleasant, NJ 08742

Brick Township
401 Chambersbridge Rd.
Brick, NJ 08723

Brick Township Municipal
1551 Rt 88 West
Brick, NJ 08723

C N A Insurance
PO Box 382033
Pittsburgh, PA 15250-8033

City of Lambertville
18 York St.
Lambertville, NJ 08530

Collector of Taxes, Point Pleasant
PO Box 25
Point Pleasant, NJ 08742-25

Crow & Associates
100 Canal Point Blvd, Suite 214
Princeton, NJ 08540

Dover Township Tax Collector
33 Washington St.
Toms River, NJ 08753

F.R. Maddalon Plumbing and Heating
1550 Sylvan Ave.
Hamilton, NJ 08610

Fox Rothschild, LLP
PO Box 5231
Princeton, NJ 08540

Giacinti Electric, LLC
PO Box 19003
Toms River, NJ 08753

Global Signal Acquistions, LLC
PO Box 403541
Atlanta, GA 30384

Global Tower Partners, LP
750 Park Of Commerce Blvd, Ste. 300
Boca Raton, FL 33489

InTouch America
PO Box 571207
Tarzana, CA 91357

J & A Cleaning Services
140 Lakedale Dr.
Lawrenceville, NJ 08648

Jersey Central Power and Light
PO Box 3687
Akron, OH 44309-3687

Jersey Coast Appliance
18 Rt 537 East
Toms River, NJ 08753

John Skrincosky Jr. Tax Coll.
200 N. 25th St.
Mount Penn, PA 19606

Kingwood Township
PO Box 17
Baptisttown, NJ 08803-17

Knox Hill Townhomes Condo Association
PO Box 374
Eatontown, NJ 07724

Lacey Township MUA
PO Box 205
Forked River, NJ 08731-205

Lambertville MUA
PO Box 300
Lambertville, NJ 08530

Larsen Plumbing and Heating, LLC
41 Grand Ave
Toms River, NJ 08753

Lowe's Business Account
PO Box 530970
Atlanta, GA 30353-0970

Met-Ed
PO Box 3687
Akron, OH 44309-3687

Mt. Penn Borough Municipal Auth
PO Box 4249
Reading, PA 19606-4249

Neptune - Sewer Utility
PO Box 1167
Neptune, NJ 07754-1167

New Jersey American Water
PO Box 371331
Pittsburgh, PA 15250-7331

New Jersey Natural Gas
PO Box 11743
Newark, NJ 07101-4743

New Jersey Natural Gas Co.
Box 11743
Newark, NJ 07101-4743

Ocean First Bank
975 Hooper Avenue
Toms River, NJ 08753

Optimum
PO Box 371378
Pittsburgh, PA 14801

Princeton Borough Tax Office
PO Box 390
Princeton, NJ 08540

R.C. Burdick, P.E., P.C
1023 Ocean Rd.
Point Pleasant, NJ 08742

Ray's HVAC Service Corp
PO Box 1241
Newtown, PA 18940-1241

Samuel Stoth2Off Co., Inc.
PO Box 306
Flemington, NJ 08822-306

Scott's Lawn Care, LLC
PO Box 463
Point Pleasant, NJ 08742

Second Goodier
2330 West Joppa Road
Lutherville, MD 21093

Sovereign Bank, NA
619 Alexander Road
Princeton, NJ 08540

Tax Collector, Terry McCool Stoudsburg
PO Box N
Stroudsburg, PA 18360

TD Bank, NA
1701 Rt. 70 East
Cherry Hill, NJ 08034

The Elm Group, Inc.
345 Wall St.
Princeton, NJ 08540

Timothy R. Smith, Esq.
619 Alexander Road
Princeton, NJ 08540

Toms River Township MUA
340 West Water St.
Toms River, NJ 08753

Toms River Township Tax Collector
33 Washington St.
Toms River, NJ 08753

Township of Neptune
PO Box 1167
Neptune, NJ 07754-1167

Treasurer - State of New Jersey
PO Box 417
Trenton, NJ 08646-0417

UGI Utilities, Inc.
PO Box 15523
Wilmington, DE 19866-1552

United Water Toms River
PO Box 371804
Pittsburgh, PA 15250-7804

Verizon
PO Box 4833
Trenton, NJ 08650-4833

Waste Management of NJ
PO Box 13648
Philadelphia, PA 19101-3648

Whitehouse Landscaping
PO Box 94
Pine Forge, PA 19548